

Abran E. Vigil
Nevada Bar No. 7548
Joel E. Tasca
Nevada Bar No. 14124
Justin A. Shiroff
Nevada Bar No. 12869
BALLARD SPAHR LLP
1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada 89135
Telephone: (702) 471-7000
Facsimile: (702) 471-7070
vigila@ballardspahr.com
tasca@ballardspahr.com
shiroffj@ballardspahr.com

*Attorneys for Plaintiff U.S. Bank N.A.,
successor trustee to Bank of America,
N.A., successor in interest to LaSalle
Bank N.A., as trustee, on behalf of the
holders of the Washington Mutual
Mortgage Pass-Through Certificates,
WMALT Series 2005-10*

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

U.S. BANK N.A., SUCCESSOR TRUSTEE
TO BANK OF AMERICA, N.A.,
SUCCESSOR IN INTEREST TO LASALLE
BANK N.A., AS TRUSTEE, ON BEHALF
OF THE HOLDERS OF THE
WASHINGTON MUTUAL MORTGAGE
PASS-THROUGH CERTIFICATES,
WMALT SERIES 2005-10,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1 LLC, a
Nevada limited liability company;
SHERMAN OAKS ESTATES OWNERS
ASSOCIATION, a Nevada non-profit
corporation.

Defendants.

Case No. 2:16-cv-02801-JCM-GWF

**STIPULATION AND ORDER
TO DISMISS WITH
PREJUDICE CLAIMS
BETWEEN U.S. BANK, N.A.,
SFR INVESTMENTS POOL 1,
LLC, AND SHERMAN OAKS
ESTATES OWNERS
ASSOCIATION**

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counter/Cross-claimant,

vs.

U.S. BANK N.A., SUCCESSOR TRUSTEE
TO BANK OF AMERICA, N.A.,
SUCCESSOR IN INTEREST TO LASALLE
BANK N.A., AS TRUSTEE, ON BEHALF
OF THE HOLDERS OF THE
WASHINGTON MUTUAL MORTGAGE
PASS-THROUGH CERTIFICATES,
WMALT SERIES 2005-10; DAVID L.
MCCOY, an individual; PAMELA MCCOY,
an individual,

Counter/Cross-defendants.

Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant
U.S. Bank N.A., successor trustee to Bank of America, N.A., successor in interest to
LaSalle Bank N.A., as trustee, on behalf of the holders of the Washington Mutual
Mortgage Pass-Through Certificates, WMALT Series 2005-10 (“U.S. Bank”),
Defendant/Counterclaimant SFR Investment Pools 1, LLC (“SFR”), and Defendant
Sherman Oaks Estates Owners Association (the “Association”) (collectively, the
“Parties”) hereby stipulate as follows:

1. This action concerns title to real property commonly known as 4779
Laurel Canyon St., Las Vegas, Nevada 89129 (“Property”) following a homeowner’s
association foreclosure sale conducted on January 22, 2014, with respect to the
Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed
of Trust recorded against the Property in the Official Records of Clark County,
Nevada as Instrument Number 20050914-0001431 (“Deed of Trust”), and in
particular, whether the Deed of Trust continues to encumber the Property.

3. With respect to this dispute, the Parties have entered into a confidential
settlement agreement pursuant to which U.S. Bank shall record a full reconveyance

1 of the Deed of Trust in the Official Records of Clark County, Nevada, constituting a
2 full release and discharge of the Deed of Trust.

3 4. The Parties to this Stipulation have settled and agreed to release their
4 respective claims, and further agreed that the claims between them, including the
5 Complaint and Counterclaim, shall be DISMISSED with prejudice.

6 5. This Stipulation in no way affects SFR's cross-claim against David L.
7 McCoy and Pamela McCoy (the "McCoys").

8 6. The Parties further stipulate and agree that the Lis Pendens recorded
9 against the Property in the Official Records of Clark County, Nevada, as Instruments
10 Number 20170119-0002774 be, and the same hereby is, EXPUNGED.

11 7. The Parties further stipulate and agree that the \$500 in security costs
12 posted by Chase on January 17, 2017 pursuant to this Court's Order [ECF No. 11]
13 shall be discharged and released to the Ballard Spahr LLP Trust Account.

14 9. The Parties further stipulate and agree that a copy of this Stipulation
15 and Order may be recorded with the Clark County Recorder;

16 10. This case shall remain open until such time as SFR resolves its pending
17 cross-claim against the McCoys; and

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12. Each party in this case number 2:16-cv-02801-JCM-GWF shall bear its own attorneys' fees and costs.

IT IS SO STIPULATED.

Dated: December 13, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

By: /s/ Justin A. Shiroff
Abran E. Vigil, Esq.
Nevada Bar No. 7548
Joel E. Tasca, Esq.
Nevada Bar No. 14124
Justin A. Shiroff, Esq.
Nevada Bar No. 12869
1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada 89135

By: /s/ Jacqueline A. Gilbert
Diana S. Ebron, Esq.
Nevada Bar No. 10580
Jacqueline A. Gilbert, Esq.
Nevada Bar No. 10593
Karen L. Hanks, Esq.
Nevada Bar No. 9578
7625 Dean Martin Drive, Suite 110
Las Vegas, Nevada 89139

*Attorneys for Plaintiff/Counter-
Defendant U.S. Bank, N.A. as Trustee*

*Attorneys for SFR Investments Pool 1,
LLC*

DENNETT WINSPEAR, LLP

By: /s/ Matthew A. Sarnoski
Gina Gilbert Winspear, Esq.
Nevada Bar No. 5552
Matthew A. Sarnoski, Esq.
Nevada Bar No. 9176
3301 N. Buffalo Drive, Suite 195
Las Vegas, NV 89129

*Attorneys for Sherman Oaks Estates
Owners Association*

IT IS SO ORDERED.


UNITED STATES DISTRICT JUDGE

Dated: December 18, 2018
DATED: _____